

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: JANUARY 20, 2010

I The Community Zoning Appeals took the following action on the items listed below

10-1-CZ10-2	EMELINO PANTOJA Approved per staff's recommendation	09-92 CZAB10110	14-54-40
09-12-CZ10-1	BIRD BOWL INVESTMENT Approved with standard conditions, and additional condition: pursuant to voluntary proffer by the applicant, the applicant will donate 25 trees to be planted nearby	08-88 CZAB10210	16-54-40
10-1-CZ10-1	MANUEL H VIERA Approved per applicant's request with conditions listed by staff except that condition #2 is modified to reflect approval of requests #1, #2, and #3	09-45 CZAB10310	13-54-39
10-1-CZ10-3	JAVIER GONZALEZ Approved per staff's recommendation except that condition #2 is modified to reflect approval of request #1 and #2.	09-100 CZAB10410	16-54-39
10-1-CZ10-4	BIRD AND 87 AVENUE VILLAGE LLC Approved per staff's recommendation	09-128 CZAB10510	15-54-40



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II Items listed below have been withdrawn or deferred to a later date:

07-11-CZ10-1	CARLOS AND NILDA TORRENTS Deferred To Date Certain (02/17/10) at applicant's request	06-360	16-54-40
09-12-CZ10-3	GEORGE HURTADO Deferred To Date Certain (02/17/10) due to motion to approve with standard condition(s) resulted in a TIE-VOTE	09-85	17-54-40

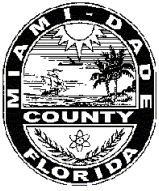
COUNTY STAFF ATTENDEES:

MERCEDES RODRIGUEZ - POLICY ANALYST MAYOR'S OFFICE
 JONI-ARMSTRONG COFFEY - ASSISTANT COUNTY ATTORNEY'S OFFICE
 ANTONIO ATALA - ZONING EVALUATION SECTION
 JORGE VITAL - ZONING EVALUATION SECTION
 NILIA CARTAYA - ZONING EVALUATION SECTION
 FELIX ACOSTA - ZONING AGENDA COORDINATOR'S OFFICE
 EARL JONES - ZONING AGENDA COORDINATOR'S OFFICE
 RALPH GISBERT - DP&Z WEST DADE OFFICE
 ROSALINE MORALES - BUILDING NEIGHBORHOOD COMPLIANCE
 MARITZA MORALES - BUILDING NEIGHBORHOOD COMPLIANCE
 JORGE UBIETA - PUBLIC WORKS DEPARTMENT
 HARVEY BERNSTEIN - PUBLIC WORKS DEPARTMENT
 JEFF COHEN - PUBLIC WORKS DEPARTMENT

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.



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Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.